

\$14 - Unit 2006, 4 Highland Park Green Ne, Airdrie

MLS® #A2204686

\$14

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

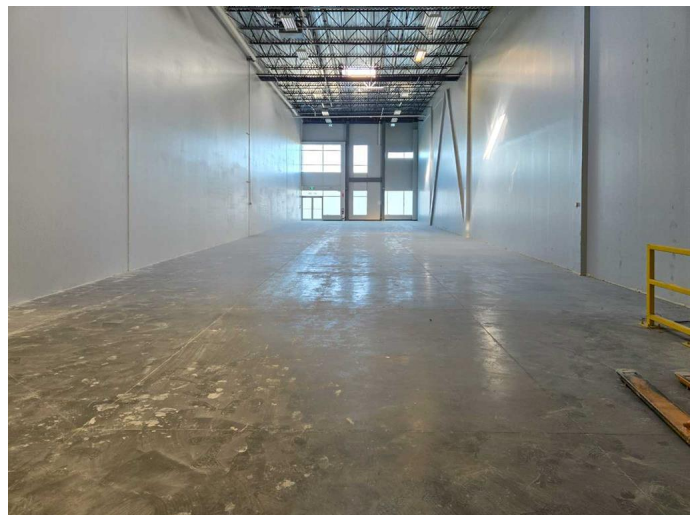
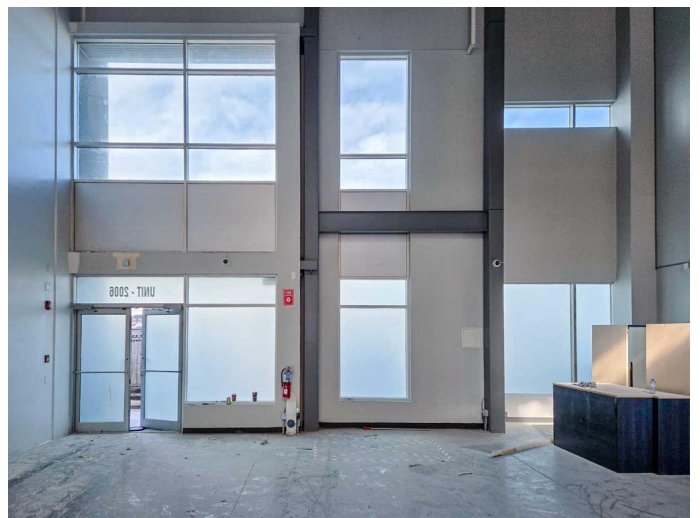
NONE, Airdrie, Alberta

CONDITONALLY LEASED. This 4,845 SF
â€™Aâ€™™ class industrial bay is located in
Airdrieâ€™™s Highland Park Industrial, the
cityâ€™™s newest industrial park with
high-quality architectural standards.
Developed by Beedie and recognized for
excellence by the Urban Development
Institute. This bay features one drive-in door
(12' W x 14' H), one dock door (9' W x 10' H),
200 Amps of power, 26' clear ceiling height,
T5HO lighting, two skylights, ESFR sprinklers,
and seven reserved parking stalls. The
landlord will build a washroom, and office
space can be build to suit.
Airdrie offers no business tax and lower
property taxes compared to Calgary. Lease
rates start at \$14.00 PSF plus \$4.27 operating
costs (2025 est.), for a total of \$18.27 PSF.
Available immediately.

Built in 2017

Essential Information

MLS® #	A2204686
Price	\$14
Bathrooms	0.00
Acres	0.00
Year Built	2017
Type	Commercial
Sub-Type	Industrial
Status	Active



Community Information

Address	Unit 2006, 4 Highland Park Green Ne
Subdivision	NONE
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4A 2G2

Additional Information

Date Listed	March 21st, 2025
Days on Market	26

Listing Details

Listing Office	CDN Global Advisors Ltd.
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